Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"THAT EXTRA FAMILY ROOM"
Here is a lovely modern home that has that extra room for TV, radio and teen-age entertaining that every family needs. Leaving Mother and Dad the charming living room with fireplace and dining room to entertain their own friends. Added extras here are many. The thru hall is carpeted and leads to three good-size bedrooms, kitchen is compact and includes a dishwasher also dining area. The family room has fireplace and nice book shelves. Hot water oil heat, nice garden. So here we have 1,400 sq. ft. of house, well priced at $14,900
MRS. WELLINGS in attendance. Call EV 5-6741 or GR 7-2769 for more information.

"DRIVE BY AND THEN CALL ME"
. . . This beautifully landscaped NHA rancher home, covered with hand-split shake roof over 80 feet long, is set well back on 2½ acres with a backdrop of tall trees. Here is suburban seclusion with all the modern comforts—yet the city is only 4 miles away. Frontage is 233 feet. Drive in to 4110 Shelbourne St. and see this lovely home with acreage, priced at only $16,500
Open to offers and reasonable terms. Call SID LANGHELT. EV 5-6741 or eves GR 7-6098.

"SPECIALS"
I have several houses with $1,000 down, low monthly payments.
ALSO
An $11,500 home selling now for $10,500. Has 2 bedrooms, O-O-M heat, full basement, etc. Stove and fridge go too.
ANOTHER
Good buy with $3,500 down takes this beautiful home. Notice—500 sq ft of American style rumpus room in basement with bar. Lovely finish. Water up to back yard, where you tie your boat. A truly enjoyable home for you. For information on the above buys please call HENRY BITTERMAN at EV 5-6741 anytime.

"1250 SQ. FEET" $2500 DN, 3 BRS
If you are looking for a neat, cosy, comfortable basementless home, THIS IS IT! Only 3 years old with a 13'x21' living room and attractive fireplace. A very large bright electric cabinet kitchen with generous dining area and utility room, 4-pce bathroom with vanity. Drive-in garage, auto-oil furnace. On Derby off Shelbourne. For a quick sale $13,200 Or offers with easily arranged terms. Call SID LANGHELT. EV 5-6741 or Res. GR 7-6098 anytime.

"OAK BAY SOUTH"
This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street. Full price $12,750 Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"SUBURBAN MODERN WITH EXTRA LOT"
Buy this 3-bedroom home in the 4-mile circle that features hot-water oil heat. Granite barbecue grill (excellent for smoking your own salmon) and secluded sun deck over garage (sun worshippers, please note). The low down payment is just the price of the lot, only $1,500. Pick up your phone and call AKSEL PETERSEN, EV 5-6741 or EV 4-6571, and let's arrange to see it, and compare the value!

"UPLANDS OF SAANICH"
$94 PM INCLUDING TAXES
Your opportunity to buy this two-year-old NHA home in a secluded treed location. Spacious entrance hall to large living room. Modern cabinet kitchen, adjoining dining room, three bedrooms, high full basement with oil heating. This home has all the qualities for executive living. For further particulars and appointments to view, phone C. L. (BUZZ) FRASER now at EV 5-6741 or EV 5-4335.

"BEEN LOOKING?"
In Oak Bay South, 1-year-old stucco bungalow with spacious rooms. Picture windows, 3 bedrooms, full high basement, roughed-in rumpus room, fireplace, roughed-in plumbing. Living room has mahogany wall and California sandstone fireplace. Adequate terms. Please call VERA PIPES, EV 5-6741 or GR 7-3532.

"LANSDOWNE"
Modern split-level house (American style) with 3 bedrooms and den. The house has 2 bathrooms, nice kitchen with nook. Large living room with fireplace and dining room. Please phone CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"FAIRFIELD TUDOR STYLE"
4-bedroom semi-bungalow; new de luxe colored bath and vanity. A really liveable home near the park and sea. Full price $10,900
Call MRS. JOHNSTON, EV 5-6741 or Eves., EV 2-5655.

"HIGH QUADRA" "CHEERFUL HOME"
A comfortable, good looking home with 3 bedrooms and spacious living room. A large cabinet kitchen with dining area to seat a family. Extra room in basement. Good district close to schools and transportation. A pleasure to show. Full price $10,500 $2,500 down. Phone HARRY HOBSON at EV 5-6741 anytime.

"GORGE SPECIAL"
$2,000 CASH
5-year-old basement bungalow. THREE BEDROOMS. Full price only $10,760 This will sell on sight. See it TODAY with DON BACON, EV 5-6741.

"ESQUIMALT"
Here is a 4-room wartime housing home located within walking distance of HMCS NADEN. Full price $5380 Phone FORD McBRATNEY, EV 5-6741 or EV 3-0429.

Northwestern.
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"TAYLOR ST. EXCLUSIVE"
It is a million-dollar house—it is a "masterpiece" of a house, one of the most attractive in Victoria today—anyone's 1st choice in Victoria. To see it call STAN ROZYLO at EV 5-6741 or EV 4-6104.

"1½ ACRES 2 BEDROOMS"
This fine house is in lovely rural district with real seclusion. Only 7 miles from town. Has good-size living room, 2 bedrooms, kitchen (wired). All hardwood floors. Utility room. Separate garage. Lots of water all year round. Only 3 years old. Full price $8950 With $2,835 down. Phone HARRY HOBSON, EV 5-6741 anytime.

"EXTRA SPECIAL"
$10,000 brand new home. $2,500 down takes it. Very smart. Full high basement. O-O-M heat. Phone soon for this. HENRY BITTERMAN, EV 5-6741.

"GLEN LAKE"
Remodelled 3-bedroom bungalow, new oil furnace. Stucco exterior. Almost one acre of land, all this can be bought for $1,500 down. FRED BERGMAN, phone EV 5-6741 EV 5-8916.

"STYLE AND LOCATION"
Modern in design—850 sq ft. stucco, central auto heat, separate garage and enough appliances to start housekeeping. $1,500 down $8750 DRIVE BY 2931 TILLICUM RD Please phone TED CHARTRES, EV 5-6741 or EV 5-5508.

"$1500 DOWN"
You can't beat this 3-bedroom house, older of course but ideal for family. Quiet street and lovely area. Full price $8600 Particulars on request. VERA PIPES, EV 5-6741, GR 7-3532.

"$1000 DOWN"
You will adore this cosy 4-room bungalow, lovely fireplace, living room has new wall-to-wall carpet and draw drapes are included. The Pembroke bathroom also has wall-to-wall carpet, and the entire house offers you charming living surroundings. Outdoor patio is a feature of the lawn and garden yard. You WILL buy this one if you hurry. Dial HOMER SMITH at EV 5-6741 or GR 7-1951 eves.

"ONLY $390 DOWN"
Yes—only three hundred and ninety down for a spotless house—2 bedrooms, large living room, family-size kitchen, pantry room, wash basins. Full price only $7800 Act fast — call STAN ROZYLO. EV 5-6741 or EV 4-6104 anytime.

"SPECIAL BUY"
Low down payment buys this good 5-room siding bungalow with basement. Balance $60 month. MRS. JOHNSTON, EV 5-6741, res. EV 2-5655.

"ONLY A FEW STEPS TO LAKE"
Bright and cheery bungalow with basement. 2 bedrooms, spacious family kitchen, wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good-size lot. Full price, easy terms $7750 Phone HARRY HOBSON at EV 5-6741 anytime.

"DON'T FENCE ME IN!"
Room—lots of room, both inside and out. Tremendous floor space in this secluded bungalow on acre lot. Ideal for large family. 10-mile circle PRICE $7500 See this TODAY with DON BACON, EV 5-6741.

"2 BEDROOMS, GORGE"
Very excellent stucco bungalow with large living room and kitchen, auto heat, separate garage and enough appliances to start housekeeping. Close to everything. $1,500 down. BAL $75 per month. Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"HOME INDUSTRY??"
It is hard to find a home situated on a lot where you can develop a home industry in your backyard. Especially if you don't want to pay a fantastic price for industrial zoning. This may be the opportunity you are looking for! Reach for that telephone NOW and let DORIS ADAMS tell you all about it. Attractive terms. Full price $7000 DORIS ADAMS, EV 5-6741.

"$1600 DOWN"
New 3-bedroom house. Full basement. Call CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"BIG FOR LITTLE"
Trade your small house for this dandy family home—good character—good district and excellent condition. Please call JIM GOLBY, EV 5-6741 anytime.

"$1000 DOWN"
You will seldom be offered a duplex opportunity such as this. Separate baths, meters and heat are features usually found only in more expensive properties. Located near Jubilee Hospital on a street that assures rising values. See this immediately by phoning MRS. E. HARVEY at EV 5-6741, or EV 5-4368 eves. Full price only $6950

"COUNTRY GEM"
Very suitable for retired couple, only seven years old, one bedroom, large living rm. Spotless inside and out. Full price only $5000 MRS. JOHNSTON will be pleased to show it anytime. EV 5-6741 or Res. EV 2-5655.

BRENTWOOD
3-BEDROOM N.H.A., $3,000 DOWN—Over 1 acre.
3-Bedroom, 2 acres, seaview, clear title. Terms to suit you.
4-Bedroom, 2½ acres, $3,500 down, terms easy.
Lot 100x300. Only $1,000.
See Brentwood Properties Phone GR 4-1452

B.C. LAND
& Investment Agency Ltd.
96 Years in Real Estate.

OAK BAY LANSDOWNE PARK NEW—APPEALING
3355 Gibbs Road. Lovely new 3-bedroom bungalow in a choice setting on a quiet street. Features: Entrance and through hall, pleasant living room with raised hearth fireplace and mahogany wall, dining room with glass doors leading to large SUN DECK, electric cabinet kitchen with breakfast area and laundry facilities, 3 bedrooms and a 2-piece washroom with vanity and a 4-pc bath with vanity. Open stairway with wrought iron railings to a full above-ground cement basement with fireplace and roughed-in rumpus room and roughed-in plumbing. Also space for one or two extra rooms. Large attached carport. Outstanding value. Approximately $7,000 down to approved purchaser. Exclusive listing. Price $22,600 For appointment to view call Mr. Hope, EV 4-4115 anytime.

TEN MILE POINT SPLIT LEVEL SECLUSION 3 BEDROOMS RUMPUS ROOM
This home is situated on a large treed lot, consists of living room, dining room, cabinet electric kitchen with dining nook, 4-pc bathroom with vanity. Part basement. Oil HA heat. Carport. Very attractive design and in immaculate condition. Price $22,500 with terms.

GORDON HEAD SEA VIEWS 3 BEDROOMS FULL BASEMENT
This home will be completed this month. Consists of living room, dining room, cabinet kitchen with nook and 4-pc bathroom. Double garage, package oil heat. This home is excellent value. at $16,950 With good terms. Exclusive Listing. Call Mr. J. Mackenzie, EV 4-4115 anytime.

TUDOR TYPE HAS CHARM SECLUDED GROUNDS
Oak Bay South near sea and school, a family home of 7 rooms—3 bedrooms upstairs, open stairway. Nice entrance hall with 2-pc wash room. Large LR with FP, glimpse of sea; family-size DR; good electric kitchen with plenty of cabinets. Part basement, plumbed for Bendix, recreation room, oil heat. Well built and definitely has charm. These houses are hard to come by and so is the fine treed and large lot. Price $19,500 An exclusive listing. Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

UNSURPASSED VIEWS SEA AND OLYMPICS
A new and beautiful Oak Bay rancher commanding breath-taking views. See the sun rise over Mt. Baker at breakfast time. Nice entrance hall, charming living room, family-size sep dining room; picture windows facing the view; de luxe kitchen; breakfast rm, utility rm, 2-pc washroom, 3 bedrooms. Master bedroom with 2-pc bath, and another full bathroom. Fine daylight basement; rumpus room, FP, space for 2 extra bedrms; roughed in for 2-pc bathrm. Large lot, 2-car carport. Mahogany doors all rooms. Some 2,800 feet of living space. Going for $30,000 Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

SEA VIEWS, DEN, F.P. NO STEPS—2 BR
A beautiful rancher built 2 years ago, and in immaculate condition throughout. Double attached carport leads to level entrance and through hall, large den with fireplace, living and dining rooms with panoramic views, smart kitchen and nook with views, large utility, workshop and storage rooms off. No basement but plenty of storage in this home. Lot 100' x 100'. 2 patios, planters, etc. Extra view lot may be purchased if desired. $11,000 NHA mortgage available. $97 P.I.T. 5¼%. See this today at $18,950 Exclusive Listing. Please ask for Mr. W. O. Cameron, EV 4-4115.

ROWLAND HEIGHTS SPACIOUS 5 ROOMS IMMACULATE!
Level entrance to this beautiful 3-year-old cedar shake bungalow. Living room with mahogany panelling on fireplace wall, large dining area, 2 roomy bedrooms with completely-tiled bath between, exceptionally smart kitchen and leather-upholstered nook, large utility and furnace room; attached garage. Choice treed lot. $5,000 (maybe less) will handle. Immediate possession. See our sign at 3334 Biscoe Drive. This home is outstanding and will bear the closest inspection. Full price $14,950 Exclusive Listing. Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

HENDERSON ROAD LANSDOWNE HEIGHTS IMMACULATE—2 BR
This modern bungalow is newly on the market, and is an ideal home for a couple or small family. A particularly attractive plan on the main floor, with a full daylight basement and nicely-finished bedroom or play room. We will be pleased to show you this home at $16,500 $4,000 may handle, less for cash! Exclusive Listing. Please ask for Mr. W. O. Cameron, EV 4-4115.

ROWLAND HEIGHTS 3 BR—NO STEPS VIEWS—MODERN
An attractive 6-room bungalow with new wall-to-wall carpeting in the living room, dining room and halls; smart electric kitchen, 3 bedrooms, attached garage and utility. See this today at $14,950 Exclusive Listing. Please ask for Mr. W. O. Cameron, EV 4-4115.

$2650 DOWN $2650 MT. TOLMIE AREA
3-year-old 3-bedrm stucco bungalow. Clean kitchen with good eating area. Family size living room with FP. Full bsmt with OO heat and D-I garage. Situated on a nice corner lot and in very good condition. This home is fairly priced at $13,500 To view please call Allan McGillivray, EV 4-4115 anytime.
THE B.C. LAND & INVESTMENT AGENCY LTD. 922 Government Street EV 4-4115 Member Real Estate Board of Victoria

SIDNEY WATERFRONT
Situated on a sheltered bay, a three-bedroom home with a large living room overlooking the water, with open fireplace, in a residential district. Full price $9950 Evenings call Mr. Ramsay GR 5-3066.

IN SIDNEY VILLAGE
Only a stroll from stores and post office, a lovely 5-room bungalow; large living room with open fireplace, 2 bedrooms and utility room, situated on 2 lots with sidewalks and sewer. Full price $8900 Evenings, call GR 5-2682

RAMSAY REALTY
2428 Beacon Ave. GR 5-2622
"Across From the Post Office"

WESTERN
HOMES LTD. 611 YATES STREET

$1500 DOWN 2 YEARS OLD
Parklands
New—Different
Only $9500
5 Lovely Rooms
Looking for backyard seclusion plus lovely living? Would you like a home finished in Knotty Pine and other modern wood designs? See this little beauty. Owner transferred. Ideal for the young or young in heart. C. Mallett, phone EV 2-2157 anytime.

VALUE
Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view, 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x140, completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $229. Large 5% NHA mortgage. Truly value packed. Price $18,990 For appointment please call Roy McGillivray, EV 2-2157; eves. GR 9-1804.

DUPLEX
WATERFRONTAGE ON THE GORGE
Moor your boat at your own back door, enjoy the view from your own sun deck. Have a spacious 5-room, self-contained suite for yourself. Upstairs, at $70 per mo is a bright 4-room self-contained suite. Unlimited possibilities here. Terms arranged. Full price $12,990 Call Roy McGillivray, Western Homes Ltd. Phone EV 2-2157, eves. GR 9-1804.

ESQUIMALT Home and Suite
You and the folks can move right in to this spotless 2-bedroom bungalow. Rec hall to large living room with open fireplace. Dining room and cab kitchen. Pembroke bath. Full high cement basement with large bed-sitting room, kitchenette, bathroom and separate entrance. Drive-in garage. Oil-O-Matic heat and elec HW heater. Landscaped lot with fruit trees. Terms available. Price $12,900 Call N. Thornber at EV 2-2157, Eves GR 9-1853.

$800 DOWN TO $2300 DOWN
Drive out to 2535 Shelbourne St. and look over this lovely new 3-bedroom (could be 4) rancher. To inspect interior and get more details call Mr. Evans, EV 2-2157; Eves EV 5-5533.

4 ACRES 6½-MILE CIRCLE EXCLUSIVE
Five-room cedar shake bungalow. Duroid roof, insulated, no basement, completely renovated. Consists of large living room, 17x14; tiled floors, 3 bedrooms and clothes closets, 3-piece standard bath, cabinet kitchen, electric stove included. Utility room, laundry trays, electric hot water tank, oil circulating heater. Low taxes. 4 acres cleared, good well, electric pump. Price $10,500 $3,000 down. Please call Cliff Green, GR 9-3759.

NHA AS LOW AS $1000 DOWN LAKE HILL
Drive by CAMROSE SUBDIVISION just off Maplewood. Exclusive agents, look for our sign. All lots on sewer. There are 3 homes available now under construction. Buy now and choose your colors, or pick your own lot and plan, then get a package price including all extras. For further details call Howard Blake, EV 2-2157, eves. EV 2-6719

DRIVE BY 1978 Carnarvon
DO NOT DISTURB TENANTS but see for yourself the exterior of this lovely 2-yr-old 2-bedroom bungalow. Economical hot water heating unit. Beautiful condition, also note the nice new homes in this lovely area. Asking price with terms $11,500 (ML No. 6826) For appointments to view call Mr. Evans EV 2-2157 EV 5-5533

"LANGFORD" "SUPERB LAKE" VIEW
Brand-new two-bedroom bungalow with carport. Mahogany cabinet kitchen, roomy living room with beautiful lake view. Two bedrooms all have wall-to-wall carpets. Pem bath. Large piece of property could be subdivided and two lots sold. A very choice piece of property. Clear title. Full price only $8500 Mr. Evans or Mr. Thornber, EV 2-2157, EV 5-5533, GR 9-1853

C.N. Montague
CO LTD
1028 Blanshard at Fort EV 4-9318

ALBERT HEAD LOW DWN PAYMENT
5-rm bung with nearly 7 acres. Fenced, cleared. Ready for crop. Full price $11,950 Ruth E. Hutcheson, EV 4-9318 GR 8-3536

OAK BAY SOUTH
Modern stucco home with large, bright living room, separate dining room, hdwd floors, 2 bedrms, 4-pc bath. Wired for range. Full bsmt, oil heat, drive-in. Spotlessly clean. NEW ELEC STOVE AND FRIDGE INCLUDED. Well established garden with fruit trees. Half cash. Price $12,950 Miss Preston, EV 4-9318, EV 3-7955.

Exclusive FERNWOOD DISTRICT
4 large rooms, additional bedroom in basement. Neat, clean, comfortable. Price $8500 Mr. Gleave, EV 4-9318, EV 3-4651.

AN IDEAL LOCATION
Close to all conveniences is this 3-bedroom house with large living room, electric kitchen with dining area. Full basement, oil heat, drive-in garage. Modern, under one-year-old and yet cheaper than most. Only $12,000 with easy terms. O. W. Chretien EV 4-9318 EV 5-2598.

LOVELY SETTING
Choice 3-bedrm stucco bung. L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location, 3-mile circle with fine open view in the Blenkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600 Call B. E. Porritt, EV 4-9318, EV 4-6189.

NEAR JUBILEE SMALL STE. EXTRA
Hospital attendants, please note! This compact 3-BR bungalow has 2 well-finished bsmt rooms. Owner has everything in top condition. New furnace. Taxes $85. Good terms $7,500 Len Patrick EV 5-6741 Res. EV 3-9043. Northwestern Securities Ltd.

BYRON PRICE
1314 QUADRA STREET

TRADE IN YOUR PRESENT HOUSE FOR A BEAUTIFUL NEW HOME
Eliminate the Worries
Inconvenience and Uncertainties of Selling Your Present Home and Buying Another
BUYING A NEW HOME HAS NEVER BEEN EASIER
Use your imagination—tell what you really want—then let us help you. You are under absolutely no obligation —
Phone one of our Young men—talk it over with him in your present home. Then let him show you what he can do for you.

GORGE $11,750
Why not see this 2-bedrm, full basement auto heated home, good-size kitchen, separate DR, large LR. Located on sewer. This home is situated on a high beautiful landscaped lot, overlooking the Gorge. Close to all conveniences. To view call N. Krienke or M. Duff, EV 5-2458 anytime.

ESQUIMALT EXCLUSIVE 3 BEDROOMS $1750 DOWN $78 TAXES
TO VIEW THIS SPOTLESS HOME THAT OFFERS IMMEDIATE OCCUPANCY CONTACT N. KRIENKE OR M. DUFF, EV 5-2458

LEAVING TOWN FAMILY HOME $2675 DOWN
A nicely fenced lot with green lawns, garden and shrubs surround this 4-year-old, 3-bedroom home for you. Well constructed and tastefully planned with all leading modern fixtures. You will admire the Sooke Hills view from the kitchen. Full basement, O-O-M heat. Drive-in garage, wired for washer and dryer. 1st. mtge at 5¼%, name your own terms. 2 schools close for kiddies. Ideal family location. 7 days poss. Do phone Bernard Shaw. A "must to see." Asking $13,250 EV 5-2458.

BYWOOD PL
Off St. Charles and Rockland. Large frontage, services in, two lots, $2,950.

TEN MILE PT
Waterfront and sea view. Lots from $2,700-$7,000. Terms.

PAT BAY HWY
Sea view lot 120'x246', next to 9645 Pat Bay Highway. Home or commercial site. Contact Charles Giddy or Lloyd Tinkham, EV 5-2458 anytime.

$1950 DOWN
LAKE HILL DISTRICT
New 2-bedroom home, cabinet kitchen. Full price $10,300. For appointment to see call Al Vizard, EV 5-2458.

TODAY'S BUY $880 DOWN
The contractor has offered financial aid that permits you to buy a BRAND NEW 3-BR home with full basement and automatic oil heat at this very low DOWN PAYMENT. It it very difficult to find good homes in this district, let alone one with an attractive floor plan and an attractive down payment. This won't last, so phone now. Full price $14,127 EV 5-2458 for Sam Paterson, res. EV 5-8592 or Gordon Marshall GR 9-2725.

$400 DOWN NO GIMMICKS
Yes, that is your total down payment required for LOT and HOUSE. We can build you an N.H.A. 3-bedroom home with a full basement, oil furnace and drive-in garage, if you can pay $129 P.M., including taxes, for a short period. Large lots available in choice areas. For full details call EV 5-2458 for SAM PATERSON, EV 5-8952, and GORDON MARSHALL, GR 9-2725.

McCANDLESS REALTY
830 Fort St. Phone EV 3-6111

9 ROOMS, ESQUIMALT 5 OR 6 BEDROOMS
COULD BE REVENUE, duplexed, or single rooms. Situated in fine handy location. Property in top condition. 2 lots, well cared for, lawns and fruits. Basement with O-O-M furnace. Some terms. Price $16,000

COMMERCIAL BLDG. DUPLEX OR STORES
Modern stucco block, 9 rms. Double entrances. Full basement, O-O-M hot-water heating. Parking space. 2 lots, fruits of all types. MIGHT SUIT PROFESSIONAL MAN. $4,000 down Price $15,000

FAIRFIELD—$3000
DOWN. 6-rm older-type stucco bung. Close to park and seafront. Full basement with drive-in garage. HOT-WATER HEATING. Payments $70. Price $10,500 Eves, Mrs Ramsdale, EV 4-5855

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD ST. EV 5-2471

HIGH QUADRA
One a nice high view location among the oaks is located this delightful 2-bedroom stucco bungalow, featuring through hall plan, hardwood floor in large living room, with open fireplace. The dining room is family size and the kitchen has ample cabinets. There is also a drive-in garage and basement with auto heat. To view this exceptional buy, call C. A. James, EV 5-2471, or evenings EV 2-6787. Your down payment may handle.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

HIGH QUADRA FULLY FURNISHED
Owner transferred says sell my 5-ROOM STUCCO BUNGALOW complete with or without furnishings. Combination living room-dining room, electric kitchen, 2 large bedrooms and bathroom. OIL-O-MATIC HOT AIR HEATING PLANT in full basement. Landscaped lot 52'x208' in lawn and shrubs. Separate garage. Partial list of furnishings includes FRIGIDAIRE, ELECTRIC RANGE, AUTO WASHER, DINING ROOM TABLE, COLONIAL MAPLE DINETTE SUITE, 3-pc CHESTERFIELD SUITE, 4-pc BEDROOM SUITE, 3-pc BEDROOM SUITE, DRAPES, TABLES, CHAIRS, ETC., ETC. Terms arranged. $2,500 down will handle this attractive home. Furnished price $12,500 Unfurnished $11,500 Call Mr. Ludlow, EV 2-7276, Anytime.

PARLIAMENT BUILDINGS
Are not for sale but this cute 2-bedroom bungalow is WITHIN WALKING DISTANCE. Nice living room with fireplace, wired cabinet kitchen, Pembroke bathroom and utility room combine to make an ideal home close in. Eight years old. Full price $8950 Contact Harold Ware, EV 2-7276; Res., EV 2-1461.

ONLY 18 MONTHS MODERN CITY HOME
This is close in on nice new street of new homes. Conservative exterior design with popular thru hall plan. Living room has inside wall fireplace, arch to dining area and with bright cabinet kitchen. Two lovely bedrooms, oak floors throughout. Full basement with automatic oil A.C. heating. Deep drive-in garage. Improved lot. Present mortgage at $53 per month plus taxes of $16. Substantial DP required. Close to all essential city services. Priced at $12,900 Phone EV 2-7276. H. Forrest is ready to serve you.

SECLUSION TREES - ROCKS
4120 CEDAR HILL RD.
1 ACRE
BEAUTIFUL setting for this six-room family home only 17 years old. Living room 24x15 with fireplace, family-size dining room, electric cabinet kitchen, Pembroke bathrm, through hall plan, two large bedrooms down, third bedroom up with space for storage or fourth bedrm. Full basement has heated rumpus room 24'x27', furnace room with oil hot water heating unit. Plenty of storage space. Separate garage, also carport and small greenhouse. A unique listing. PRICE (good terms) $16,900 Ken Sturgeon, EV 2-7276, Res. GR 7-1580.

JAMES BAY 8 YRS OLD
First time offered for sale and only on for 2 weeks. Just right for an elderly couple. No steps, stucco, 4-room bungalow and utility room with separate garage. Walk to the sea from this home. Full price $8950 Contact Harold Ware, EV 2-7276, Res. EV 2-1461.

NHA $5000 DOWN
BALANCE $88 MONTHLY PRINC., INTEREST AND TAXES. Near-new, 5-room stucco bungalow. Living room 18' 6"x14', dining room 10x11, modern kitchen, 2 bedrooms 10x11 and 11x13, 4-pc Pembroke bathroom, oak floors throughout. Full basement, drive-in garage and Oil-O-Matic heating. Situated on high, well landscaped 70' frontage lot, close to schools, stores and transportation. FULL PRICE $13,200 Contact Harold Ware, EV 2-7276, res. EV 2-1461.

TUDOR 4 BEDROOMS Acre Grounds
This beautifully planned home is an ideal family residence for those who desire gracious living. Large living room with FP. Separate family-sized dining room, 2 large bedrooms, vanity bathroom and cabinet kitchen with breakfast area on main floor. Upstairs are two beautiful bedrooms and toilet and washbasin. Full basement with recreation room and fireplace. O-O-M heating. THIS IS ONLY $16,500 On good terms to responsible purchaser. Duncan Bingham, EV 2-7276 anytime.

RITHET Consolidated Ltd.
EST. 1863. 706 FORT ST

5 ACRES
Gaze in the crystal ball and see your future if you're smart enough to buy these 5 acres and a lovely 4½-roomed house. Think of the development that will take place in the Sidney area in the next few years and take advantage of this price on very good terms $12,700 MRS. LAVENDER EV 2-4251 EV 5-6327

VICTORIA WEST
Older home on good fenced lot, quiet street. Large LR and DR, 2 bedrms, 3-pce bath. Elec kitchen and pantry, part bsmt, W and C furnace, extra room and storage upstairs. New wiring and plumbing, good workshop on property with cement floor and elec light. Taxes $84. $1,000 down. Full price $7500 QUEENIE HADDOW EV 2-4251 EV 4-3923

UP-DOWN DUPLEX JUBILEE
DOWN: Lge ent hall, spacious LR, Den (or bdm) with fireplace. Twin size bedm. Kitchen and pantry. 3-pce bath. Rent $60. UP: 2 lge rooms and kitchen with DA. 3-pce bath. Rent $55. Both suites have oil ranges and oil heating. Sep. meters and entrances. Taxes. $125. Good terms $10,500 MRS. ANDERSON EV 2-4251 EV 4-3923

2½ ACRES 3-MILE CIRCLE
Here is everything for a good family home. Lovely rancher style home surrounded in landscaped garden PLUS 1½ acres of pasture suitable for horse or ponies. Large LR and DR with fireplace. 2 bedrooms PLUS children's bedroom and playroom (450 sq. ft.). Auto oil heat. Garage AND carport. Good value at $16,500 EV 2-4251 A. R. FOSTER EV 2-0722

$2500 DOWN BRAND NEW
Drive by 996-998 Londonderry and phone for inspection appt to see. The best buy of the year. 3 bedrooms (L-shaped LR and DR). Full bsmt, oil heat, etc. (Excellent terms) L. H. Rands, EV 2-8930; office, EV 3-4117. Leach & Sparks.

BOORMAN'S R.S.V.P.
Really Superb Victoria Property
Yes and it also means to reply. A reply to this ad may be the answer to your housing problem. An exceptionally nice five-room home in a high location. Living room with fireplace, family-size dining room, kitchen with oil range, two extra large bedrooms and bathroom. Basement and drive-in garage. Don't settle until you see this. Full price (terms) $7750 W. I. Boorman, res. EV 4-0434.

OAK BAY 5 ROOMS $8500
Excellent older-type bungalow as clean and neat as a new pin. Close to the Avenue, stores, churches and bus. New heavy wiring throughout and new oil pkg. heating unit. An attractive home at an attractive price. CAN BE PURCHASED FULLY FURNISHED, ready to move into. Full price (unfurnished) $8500 T. Smith, res. EV 4-7325

3 LARGE BR's IMMACULATE $2500 DOWN
LOOK!! This lovely white siding 3-BR home in immaculate condition throughout. Situated in a nice neighborhood in the High Quadra area with secluded back garden. Good size LR with FP, 3 BRS, large kitchen with dinette. Full cement basement with extra room over 1,150 sq. ft. Act quickly on this as this is a good buy at only $10,500 R. F. Harris, EV 3-7124; res. GR 7-2998.

VALUE $2850 DOWN 3 BEDROOMS OIL HEAT
Situated in a subdivision of new homes this excellent BRAND NEW six-room stucco bungalow built on the thru hall plan with basement and carport is ready for IMMEDIATE OCCUPANCY. PRICE $12,500 S. Cornish, res. EV 3-5878

ESQUIMALT
Two 2-bedrm homes one near Kinver Beach and one just off Craigflower Rd. near the Gorge Waters. Both are modern stucco bungalows with hot-water heating. Price, each $13,800

SAANICH
A new 3-bedrm N.H.A. bungalow at 3470 Calumet.
$2091.20 DOWN
$89 MONTH
Including taxes. No extras for construction or mortgage costs.

OAK BAY
A modern rancher in the popular Lansdowne Slope. 6 good rooms plus heated basement bedroom. LR 22x16. Large lot. Low taxes. Excellent value at $17,950 For appointment to view the above properties phone J. S. Boorman, Res. EV 2-5036.

OAK BAY Quality - Charm
Close to the sea and on street of lovely homes, 5 spacious rooms plus large utility, all on one floor. Beautiful condition throughout. Wide entrance and through hall. Approx. 1,300 sq. ft. floor area. Basement. Pkg. oil heat. Garage. Full price (terms) $16,500 C. A. Kelly, EV 3-7124, res. EV 3-4864 F. S. Long, EV 3-7124; res. EV 2-2516

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN
Spacious bungalow (1,135 sq. ft.), thru hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.
Down pymt $ 2,556.00
NHA loan inc 2% mort fee and legal fees $11,944.00
Mo pymt inc taxes, $95.50
FULL PRICE $14,500.00
For further details phone Geo. Haney, res. EV 2-2386; Allan Mutch, res. EV 3-713?

BOORMAN INVESTMENT CO LTD.
611 FORT ST. EV 3-7124

RANDALL'S LIMITED
SPECIALS
Fairfield de luxe six-room bungalow, oil heat, lovely garden, walking distance to city centre. The living room is 24 feet long the master bedroom 16x16—aged 7 years. Being sold by a spotless housekeeper and must be sold this week because of illness. Asking price is $16,750 See this and make a reasonable offer.

MOUNT TOLMIE NEARLY $8950—NEW
On terms, this is the best buy of the area. Good-sized living room, 2 bedrooms, oil furnace, no basement. An excellent home for two. Really you should see this. Terms. Phone Mr. Randall, Evenings EV 2-5447
George Randall Ltd. 1309 Douglas St. Phone EV 4-8109

HAYNES
Here Are Country Joys!
Situated at Glen Lake on a treed lot 82x240 feet this smart brand new bungalow will appeal to couples of all ages. Over 800 sq. ft. in floor area with attractive low lines and no basement. There is a nice living room, through hall, smart cabinet kitchen, Pembroke bathroom, two bedrooms and utility room with wash-tub. Hardwood floors throughout and all workmanship is first class. Marble dash stucco exterior. Look at this price $7350
Two or three new homes in same district, brand new and priced at $6,700. Please ask for W. Jones EV 3-8303 evenings.
Arthur E. Haynes Ltd 739 Fort St. EV 3-3823

Oak Bay Realty
FOR OAK BAY HOMES

4 BEDROOMS ON BEACH DRIVE
This family home located in one of the most desirable areas in South Oak Bay is approximately 20 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees. Full price $18,250 Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing please call R. L. Stiles EV 5-7707 anytime.

AS YOU LIKE IT OAK BAY BORDER
You can purchase this 2-bedroom stucco bungalow either as is or completely redecorated inside and out to the colors of your choice. This home comprises 1,400 sq. ft. of quality construction with full basement and Oil-O-Matic air conditioned heating. Extra large living room and full sized dining room. The price is $11,500 as is or $12,250 redecorated. Cash, terms or your present home taken in trade. No Sunday calls please. POSSESSION IN TWO WEEKS. J. Mears EV 5-7707 office hours only.

DRIVE BY 2501 WOOTTON CRESCENT
Modern stucco bungalow situated in OAK BAY close to bus lines, R.C. Church, etc. "L" shaped living room. 2 good bedrooms. Cabinet kitchen with breakfast space. Utility room. Automatic oil heating. Electric H.W. carport. Can be handled with $2,000 down and good monthly payments. Do not disturb the occupants. For further details call B. J. Leverton EV 5-7707 anytime.

OLIVER STREET
Close to Oak Bay shopping centre. This very attractive 5-room bungalow has a large living room and dining room, bright kitchen with nook, wired for range. Small sunroom, 2 bedrooms and bathrm. Part basement and automatic hot water heating. Ideal for a small family. Price with terms $12,600 Please call W. G. Curtis, EV 5-7707 anytime.

OAK BAY BUNGALOW
Very neat, 2-bedroom bungalow on quiet street, handy to buses and shops in Oak Bay South. Basement. Best Oil-O-Matic air conditioned heating, new wiring, separate garage. An immaculate smaller home. Full price $8500 or can be purchased fully furnished if desired. Please call R. Reynolds EV 5-7707 anytime.

$ $ $ VALUE
Very attractive 4-bedroom stucco home in choice location. Thru hall, large living room with fireplace, family-sized dining room, smart electric kitchen, two good bedrooms and 4-pce bathroom on main floor, plus two more bedrooms and 2-pce bathroom upstairs. Full basement with finished rumpus room, oil heat. Easy garden, separate garage. A really wonderful home in immaculate condition, with good terms. Full price $14,700 Call Hal Wright EV 5-7707 anytime.

ST. DAVID STREET
We are pleased to offer an ideal home for the larger family. With a commanding position well back from the street, it is well situated amongst lawns and oak trees. The main floor consists of generous sized living room-dining room with sideboard. Large bedroom, modernized kitchen, plumbed for washer and dryer and a DEN with a granite fireplace. Upstairs 3 large bedrooms. Full basement, oil heat. Good financing and at price of only $12,500 Please call D. G. Whyte EV 5-7707 anytime.

2975 OAKDOWNE
Would you like to live in this 6-year-old bungalow? Large living room has oak bookshelves around the fireplace. Dining area off. Cabinet kitchen. Dutch door to back porch and cement patio. Thru hall to three bedrooms. Master bedroom is 15x13. Full daylight basement. Good financing, 5¼% mortgage. Full price $17,850 Please call D. G. Whyte EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVE

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

$2500 Furnished or Unfurnished
Beautiful landscaped comfortable 3-bedroom home, elec cabinet kitchen, full basement, auto oil heat, close to all conveniences. Immediate possession. Good terms and low taxes. Furnished $12,500 Unfurnished $11,500 Call Mrs. Seguin, EV 2-8117 or eves. EV 4-3536.

NHA BEST BUYS $2500 CASH
For value, style and design there is nothing in Victoria to equal this modern stucco 3-bedroom home, full bsmt, large LR-DR, breakfast nook, uniquely arranged and with roughed-in rumpus. Ideal for small or large family. N.H.A. terms $13,850 Call W. Bailey, EV 2-8117. Eves. EV 3-3085.

COSY COTTAGE
LIVING ROOM 20x12. CAB KITCHEN. NOOK. TWO BEDROOMS. FULL BASEMENT. NINE YEARS OLD. GOOD TERMS. SEE THIS. FULL PRICE $9800 PLEASE RING TED KERGIN, EV 2-8117 or Eves. EV 4-1582

REVENUE $9,500
2 separate housekeeping units in good rental area. 1 three-room suite and 1 four-room suite, both kitchens wired for ranges. House is in immaculate condition and has been decorated and tiled throughout. For further particulars, phone Mrs. Browne, EV 2-8117 or EV 5-6324 eves.

NEW NHA
Under construction, so buy now and have the choice of all interior and exterior colors, light fixtures, etc. This house comprises living, dining room, smart cabinet kitchen, three bedrooms, thru hall, four-piece bath, full high basement with garage and oil heat. Full price with $2,350 down $13,900 Mr. McMahon, EV 2-8117 or GR 7-1455.

$900 DOWN ACT FAST, 1200 Sq. Ft.
5-rm bungalow, new oil furnace, heavy wiring, drive-in garage. Full price $7900 Please phone Cliff Stretch at EV 5-6741 or EV 3-7436 Northwestern Securities of Victoria Ltd.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

EXCLUSIVE
Just listed! 6-rm bung, lovely location on Burdick St., Oak Bay. Has thru hall plan, 15x20 living rm with FP and picture windows. Lge dining rm, elec kit, utility rm, used as nook. Panelled den with FP (could be used as third bedrm), 2 bedrms, 4-pce bath with vanity. Full bsmt. Oil heating. Rumpus rm. Sep garage, blacktop driveway from lane. Taxes approx. $200. $5,000 will handle. Price $16,900 For appt to view phone Roy Gill; res EV 4-3310.

LOVELY HOME
O-O-M HEAT
$2,000 DOWN
This is a beautiful home. Features lge living rm, dining area, attractive fireplace, gleaming oak flrs, elec cab kit, 2 spacious bedrms; 4-pce colored bath. FC bsmnt with rumpus rm. It is insulated. Lot is larger than ordinary. Location is perfect. See it today. Priced right. $2,000 dn $11,200 P. G. Williams, res., EV 4-9657

NEW
Just finished, 5-rm stucco bung. Thru hall, living rm with FP. Dining rm, elec kit, 2 bedrms, 4-pce bath, all HW flrs, full basement, oil pkg heating, dr-in garage. Move in now. $2,500 handles. Full price only $10,500 Roy Gill, res. EV 4-3310

JUBILEE AREA
5 bedrooms, 2 baths, full basement, coal stoker. Full price $8950

ESQUIMALT
2-bedroom stucco bungalow. Full basement, oil heat, low taxes. Full price $8950 N. A. Fraser, Res EV 5-3751

COLWOOD CRESCENT
Attractive modern 4-rm bungalow situated on ⅓ acre of garden land. Garage and other outbuildings. This is an excellent opportunity for the party who wishes to supplement his income from the sale of bulbs, flowers, shrubs, etc. See this today! Would consider trade for small home in city. Total price $7500 with terms available. A. E. Seeber, res. EV 5-2875.

GORGE—3 BDRMS
Dandy, clean family home. Large combined liv and din rm, kitchen and toilet down, 3 bedrms and bath up. Large lot with lawns and fruit trees. Sewer connected. $1,300 cash. Balance $65 month. Reduced price $5950 S. W. Anderson, res. EV 2-8917

MOREY & JOHNSTONE
Real Estate, 3244 Douglas St.

NEW 3 BRs $12,950 $2350 Down
Full basement, auto oil heat, good location, close to school, shops and transportation. On sewer. Planned for rumpus room. To view call R. Hanson, EV 5-8701, res. EV 5-5805.

WHY PAY RENT? YOU PAY FOR THREE HOMES DURING YOUR LIFETIME! WHY NOT OWN ONE?
We have two brand new three-bedroom homes in Lake Hill district priced at $13,425 with payments like rent. Down payments as low as $700.
YOU CAN'T AFFORD NOT TO BUY
Remember your home is your only personal purchase that will have more value next year. Call Mr. Twamley, EV 5-8701 (24-hr. service)

WATERFRONT
Cedar shakes and a sunken living room are featured in this charming two bedroom home, set among lawns, weeping willows and dogwood trees. Over an acre of seclusion with 150 ft waterfrontage. Boathouse and anchorage, change house and double garages make this small paradise a profitable and charming place to live. Protected seafront is at a premium. Full price with terms $13,900 Dial Mrs. V. Roberts for full particulars at EV 5-8701 or EV 2-1988

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1328

GOOD VALUE HOME AND REVENUE
Well built 4-bedrm family home, close to school, bus and shops. Good spacious rooms, dble plumbing, full basement, piped furnace, dr-in garage, addition with 3 rooms at rear. Clear title. Ideal for family or two families. Good terms. Asking $8750 P. Amas EV 3-7628, C. Phipps, EV 5-1707 evenings

GORDON HEAD RANCH TYPE
Almost new, lovely 6-rm stucco bungalow. LR 16x18 with FP, lge DR, cab kit, 4-pce bathroom, full basement, O-O-M heating, dr-in garage. A very fine home, clean and recommended. Generous terms. Asking $12,950 Dirk Okker EV 5-9846 evenings

LOVELY LANGFORD BRAND NEW
You must see these lovely homes—$2,000 down—take your choice of these brand new homes. Build an equity for a mere down payment of $2,000. In a few years you can actually own one for the asking price is only $6700
720 sq. ft., nice large kitchen and utility room, 3 bedrooms, large living room and car port. Ring me now, K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

NEAR OAK BAY JUNCTION FOR SALE OR TRADE
Duplex, up and down; 4 rooms each floor. Separate meters, bathrooms and hot water tanks. Priced at $13,500 Phone R. E. Hills, EV 5-3435; Res., EV 3-6918.
P. R. BROWN & SONS LTD. 1112 Broad Street